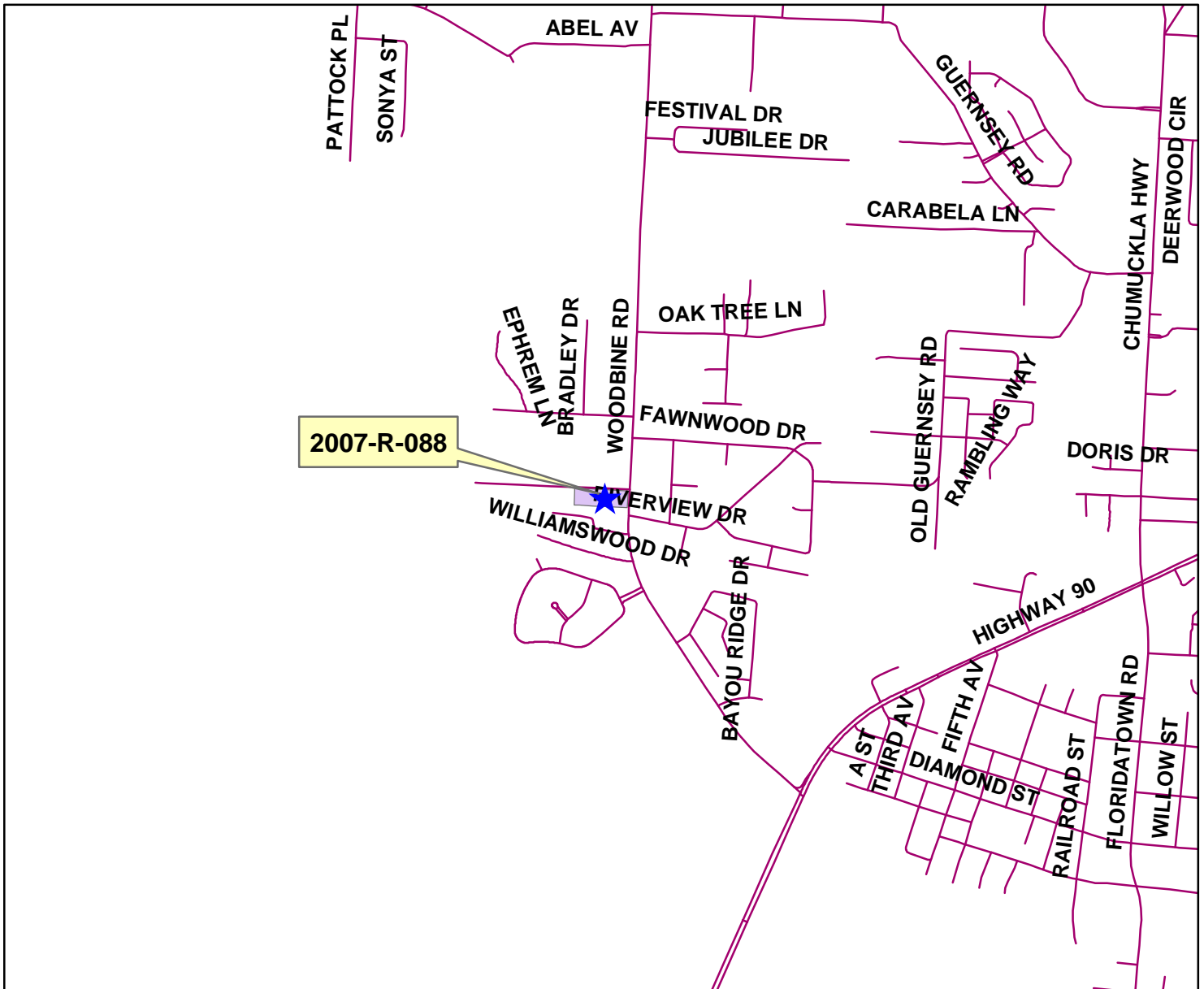


Location Map (2007-R-088)



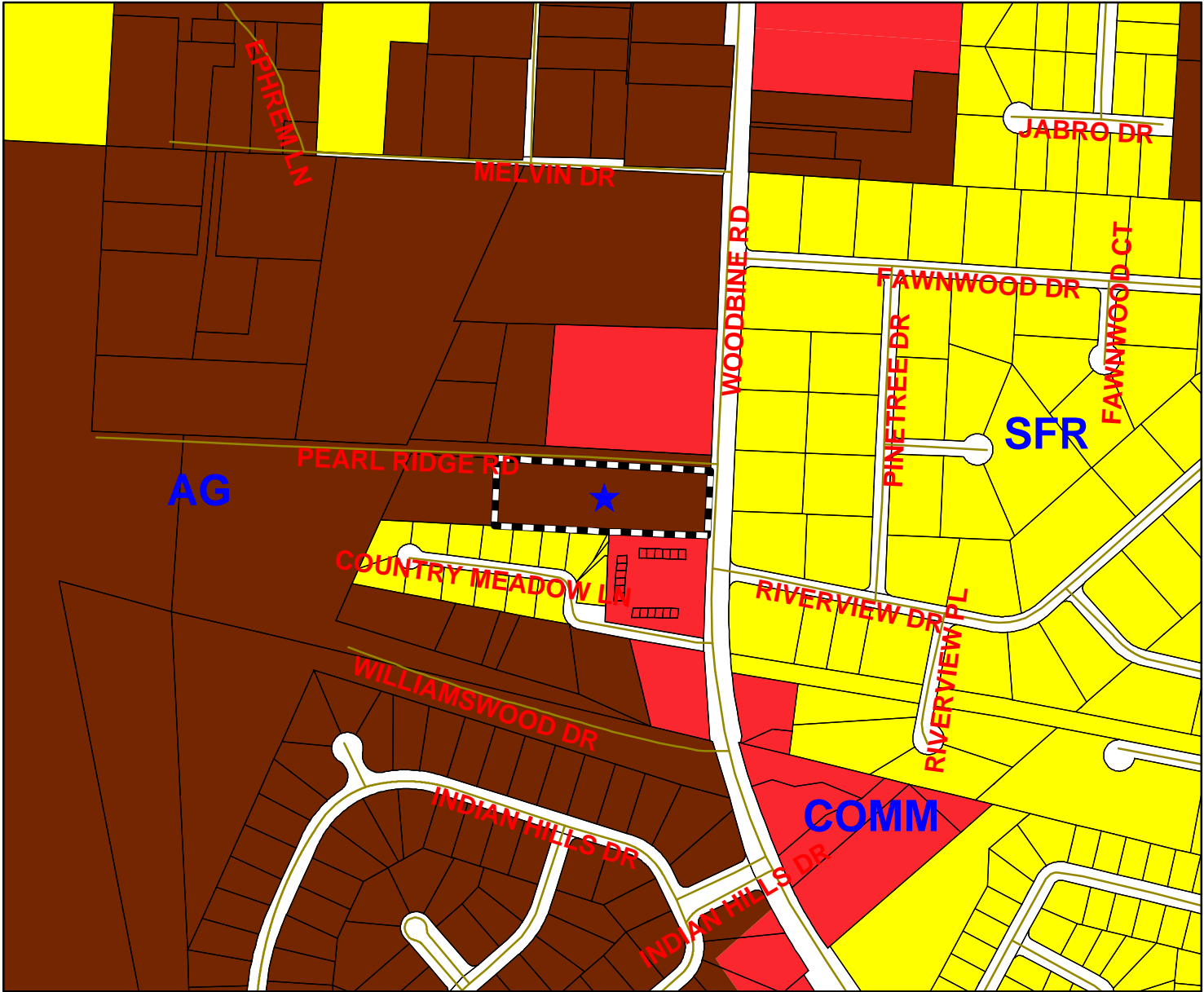
1 inch equals 2,000 feet



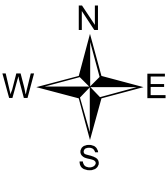
TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Future Land Use (2007-R-088)



1 inch equals 500 feet

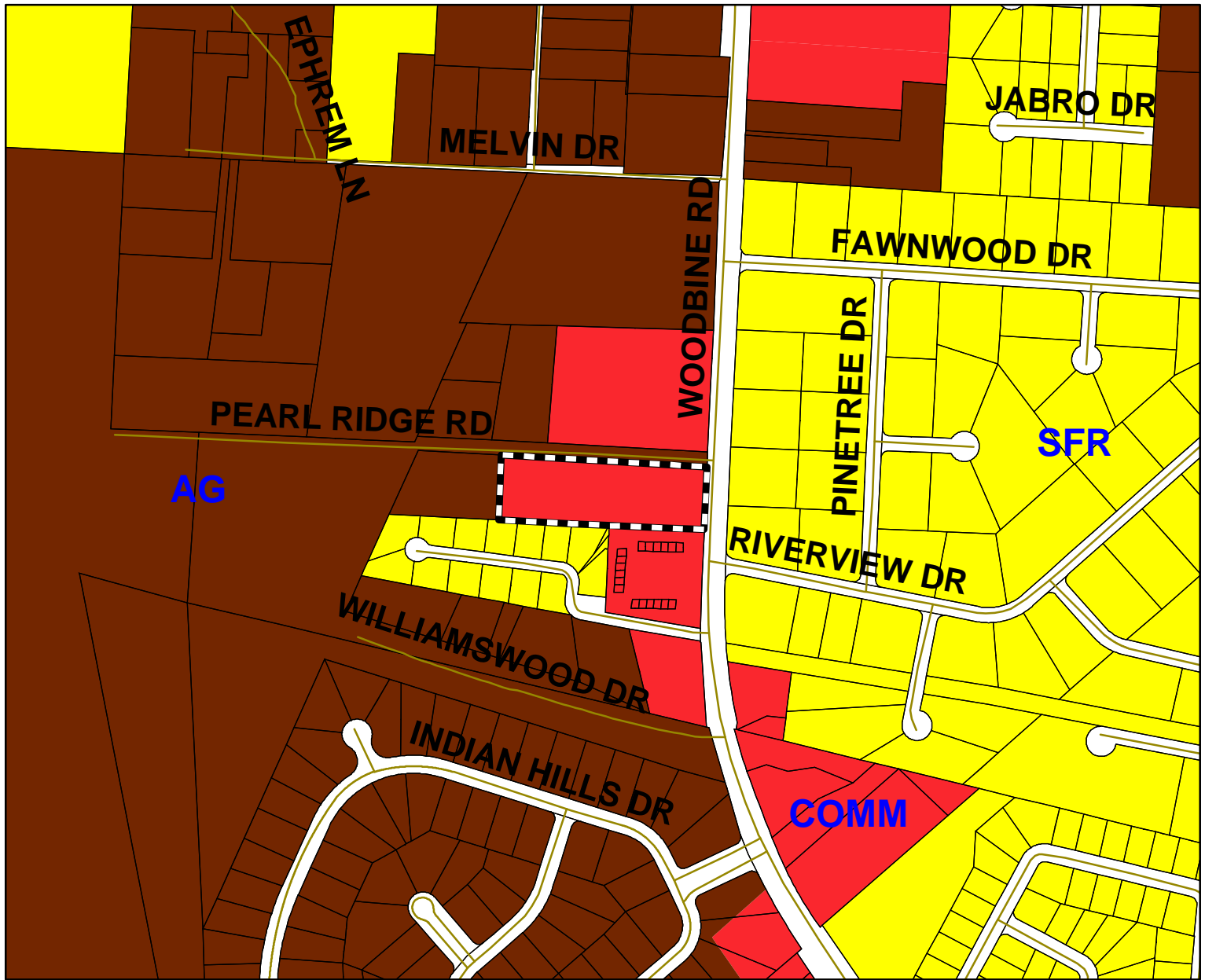


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-088_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

TextDisclaimer:
 The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Proposed Future Land Use Map (2007-R-088)



1 inch equals 500 feet



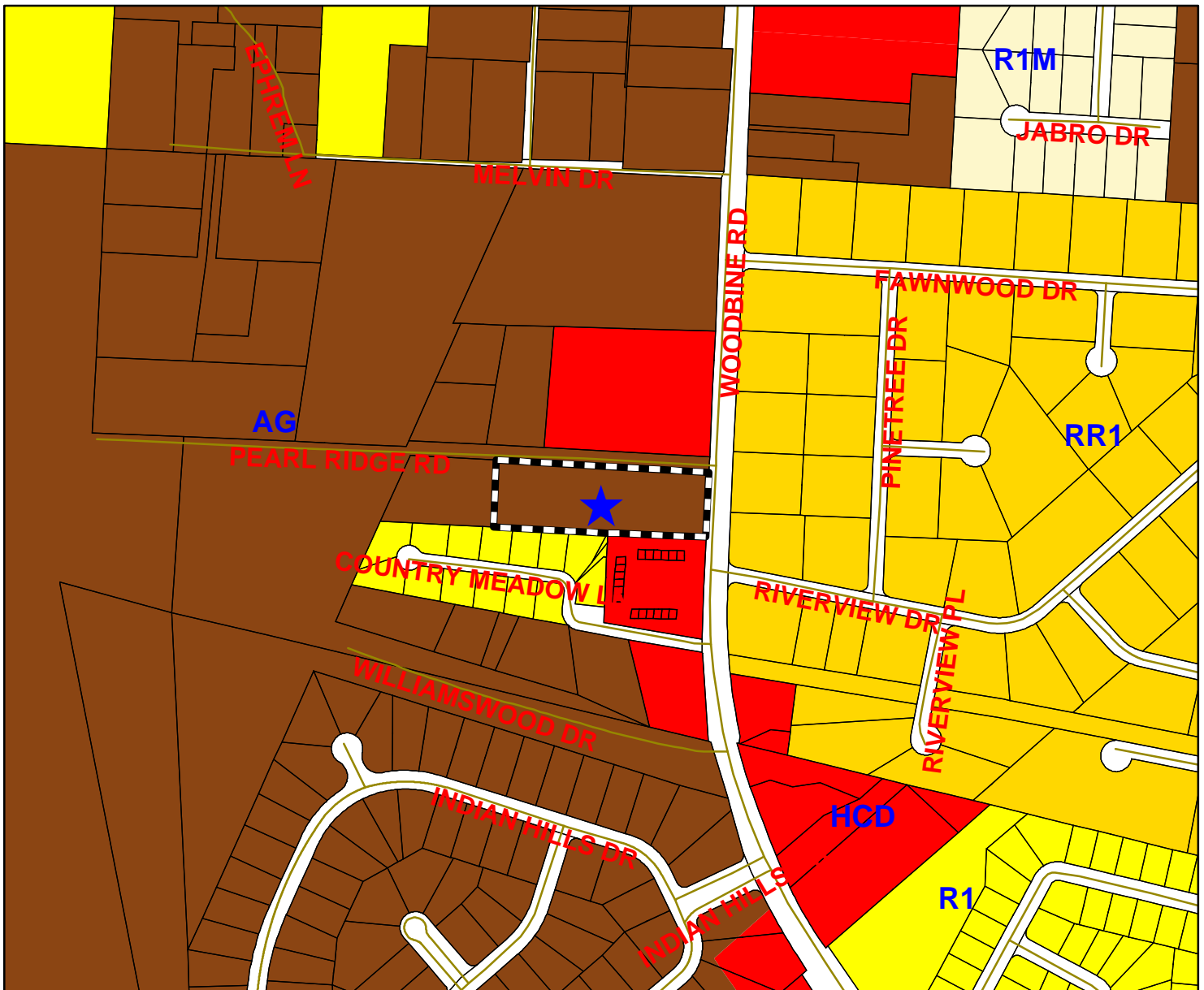
Legend

Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
07-R-088_Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
FLUM	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
SINGLE FAMILY RESIDENTIAL (SFR)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	CITY
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Current Zoning (2007-R-088)



1 inch equals 500 feet



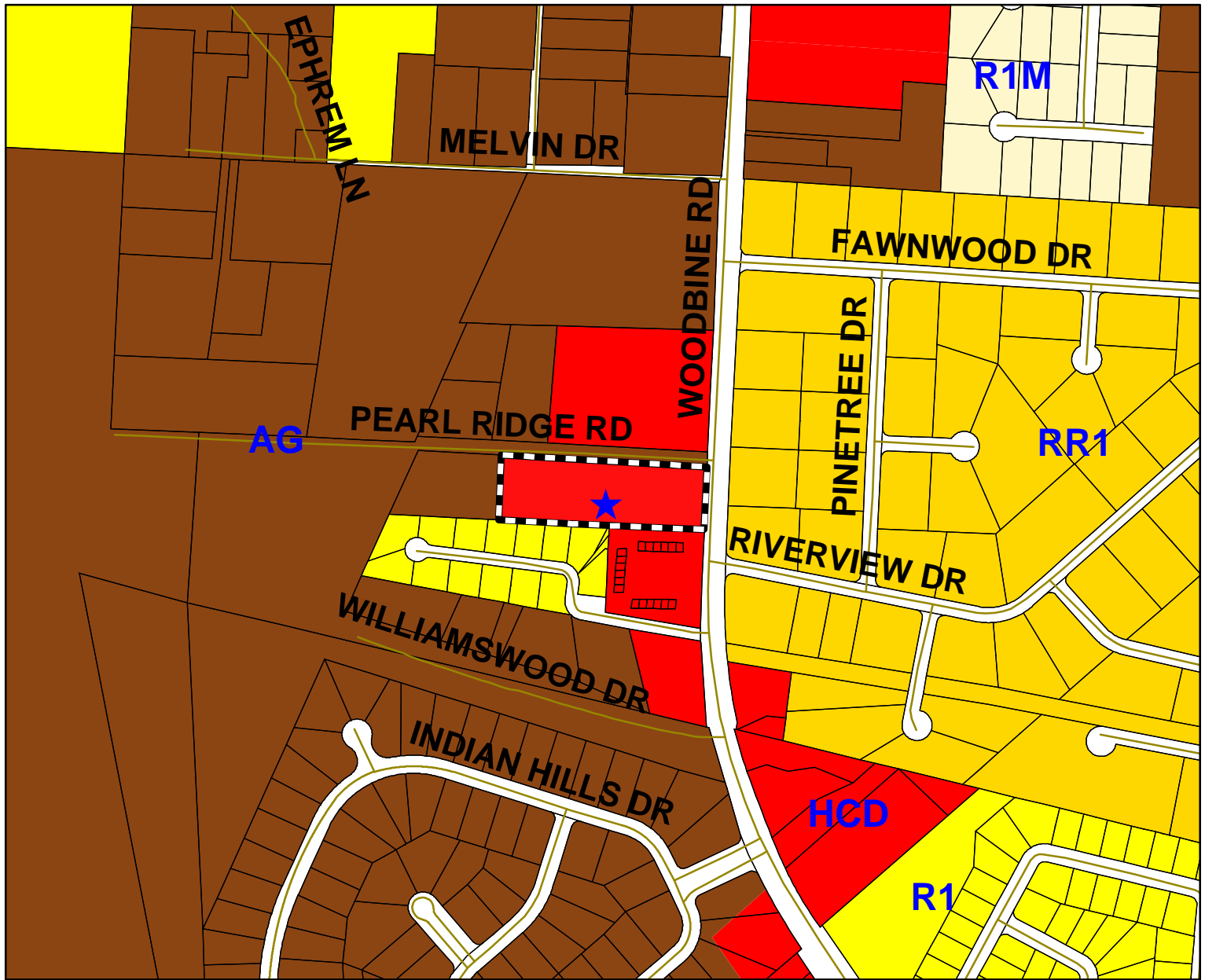
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-088_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Proposed Zoning Map (2007-R-088)



1 inch equals 500 feet



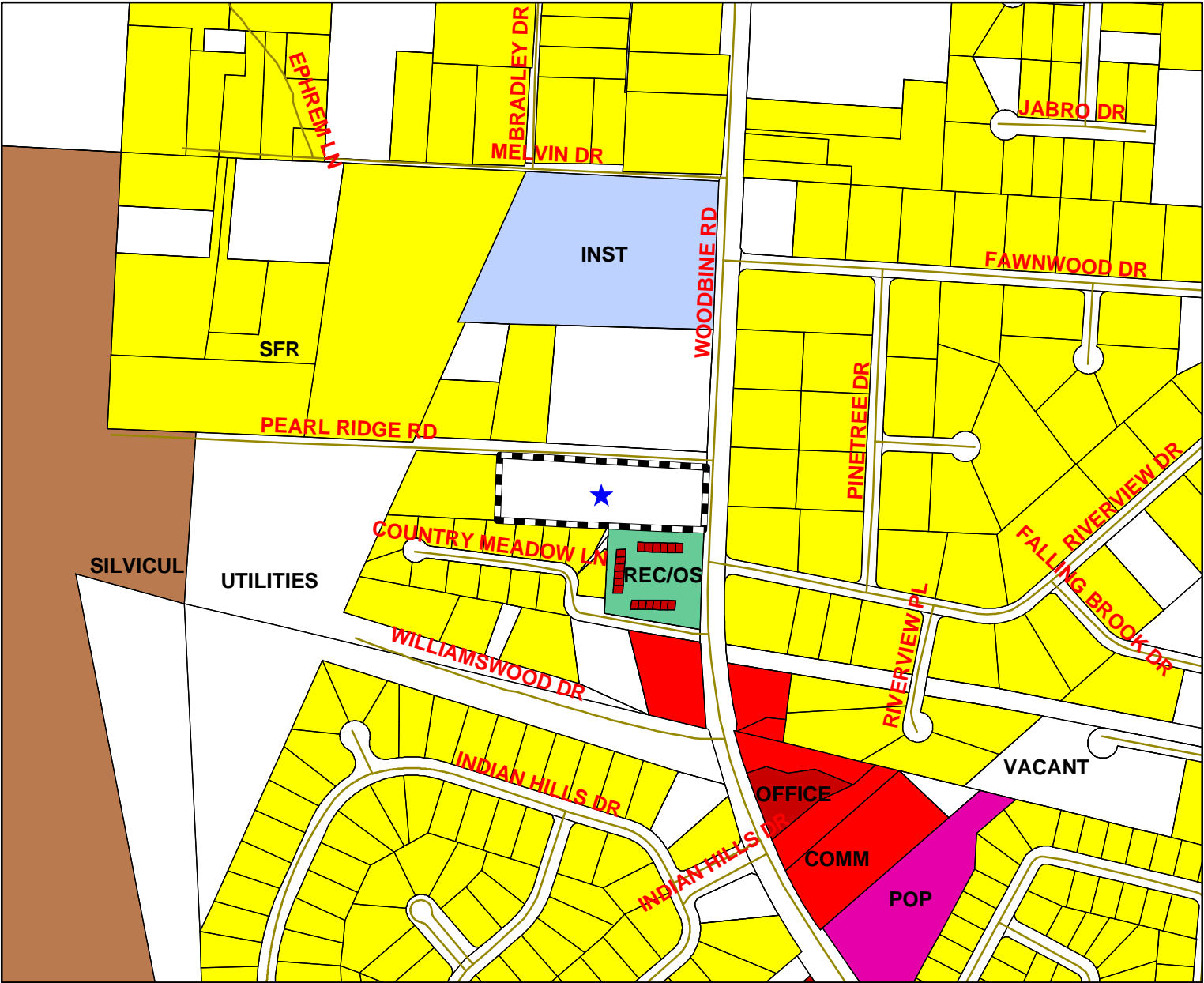
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-088_Res zoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Existing Land Use Map (2007-R-088)



1 inch equals 500 feet



Legend

Streets	City	Recreation/Open Space
07-R-088_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

TextDisclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Aerial (2007-R-088)



1 inch equals 200 feet



Legend

- Streets
- 07-R-088_Rezoning
- Parcels

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2007-R-088

Property Owner: Ella Fay Stephens

Agent: Angie J. Jones (Locklin & Jones, P.A.)

Existing Zoning: AG (Agriculture District)

Requested Zoning: HCD (Highway Commercial Development)

Existing FLUM: Agriculture

Requested FLUM: Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: Ella Fay Stephens

Agent: Angie J. Jones (Locklin & Jones, P.A.)

Project Location: Woodbine Road between Pearl Ridge and Williamswood Drive, Pace

Parcel Number(s): 18-1N-29-0000-00300-0000

Parcel Size: 3.45 (+/-) acres

Purpose: Commercial Development

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to HCD** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Agriculture to Commercial**.

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Descriptions: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing FLUM: Agriculture

Proposed FLUM: Commercial

Current Use of Land: Wooded & Vacant

Surrounding Zoning: HCD (Highway Commercial Development District) is located north & south of the property along Woodbine Road. A portion of R1 (Single Family Residential District) is located

southwest of the site with Ag (Agriculture District) on the western boundaries. RR1 (Rural Residential District) is located east across Woodbine Road.

Rezoning History: In 1992, 4.9 acres southwest of the property was rezoned from AG to R1. Between 1990 through 2005, 10 acres north and south of the subject property was rezoned to HCD (Highway Commercial Development District).

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The applicant has not provided information as to the type of development proposed. The current zoning could produce approximately 2 peak hour peak direction vehicle trips onto Woodbine Road (C.R. 197A) as a worst case scenario using the entire 3.45 acre site. The proposed development could produce approximately 53 peak hour peak direction vehicle trips onto Woodbine Road as a worst case scenario using the entire 3.45 acre site. The overall net affect upon the roadway is 51 peak hour peak direction vehicle trips. Also rated at LOS Standard "D", the current available capacity of 125 trips for Woodbine Road thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Overall roadway network plans that include adoption of a long range concurrency management plan are being considered by the County. Additionally, the applicant may provide a detailed traffic study indicating capacity. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

Water service is available and located on Woodbine Road. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

Sewer service is available and located on Woodbine Road. The proposed amendment is not expected to create capacity problems for the Pace Water System. The servicing utility provider further indicated they are in the design process of a 3-million gallon per day plant expansion and added effluent disposal. Pace Water System anticipates permitted

treatment and disposal capacity of 5 million gallons per day by the Year 2007, thus providing adequate capacity to support the proposed rezoning and to serve future community development needs.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

A rezoning to HCD with a future land use amendment to Commercial would not increase demand on recreation facilities.

B. Compatibility:

Several Land Development Code Articles apply with respect to the compatibility and/or suitability of the requested amendment as follows:

Article 6.05.15.A states *"This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections" and "This district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use"*.

AG (Agriculture District) is located northwest and west. R1 (Single Family Residential District) is located south and west across Woodbine. Commercial FLUM and Highway Commercial (HCD) zoning border the subject property north and south along Woodbine Road. The actual use of the HCD parcel to the south is an office complex, which would be an allowed use in the Neighborhood Commercial zoning district. The HCD parcel to the north remains in single family residential use, although expected to convert to commercial in the future.

The parcel is located over one mile from a major intersection; therefore, it does not meet the locational criteria for HCD zoning.

Because the parcel frontage is located between two HCD parcels, an argument could be made that creative design of this 3.45 acre site would make this location appropriate for HCD. Examples might include increased setbacks and buffers from single-family residential uses, and sensitive building placement.

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Absent design considerations that would make this a compatible use, the proposed zoning may degrade residential neighbors in the vicinity.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

This rezoning application would not result in a finding of urban sprawl under the proposed commercial zoning classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-088; AJones, Stephens; SSA Ag to Com; Rezone Ag to HCD (3.45 acres)\07-R-088 Staff Analysis.doc

2007-R-088 Traffic Analysis Append

Traffic Analysis Append

For the Ag estimation:

Single Family Detached Housing (210)

3.45 acres x 1 du/acre = 3.45 possible units

Average Rate: $1.01 \times 3.45 = 3.48$ Average Peak Hour Vehicle Trips

D Factor: $0.713 \times 3.48 = 2.48$ Peak Hour Direction Trips

Driveway %: $0.63 \times 2.48 = 1.56$ Peak Hour Peak Direction Trips

New Trip % = 100%; $1.56 \times 1.00 = 1.56$ New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (354 studies).

For the HCD estimation:

Specialty Retail Center (814)

Applicant has not provided information as to the type of development proposed. Therefore, selection of the ITE data plot (814) for Specialty Retail Center was made because this is considered the worst case scenario or the maximum allowable level of development intensity within the zoning district. Building square footage is generally selected as the independent variable for commercial and industrial developments. In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = 3.45 acres or 150,282 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

$$\begin{aligned}
 150,282 \times .85 &= 1,000y + (y \times 4 \times 325) \\
 127,739 &= 1,000y + 1300y \\
 127,739 &= 2,300y \\
 y &= 55.53
 \end{aligned}$$

Building size = 55.53 x 1,000 square feet = 55,530 square feet gross floor area.
 ITE Average Rate: 2.71 x 55.53 = 150.48 Average Peak Hour Vehicle Trips
 D-factor: 0.713 x 150.48 = 107.29 Peak Hour Peak Direction Trips
 Driveway %: 0.56 x 107.29 = 60.08 Peak Hour Peak Direction Trips
 New Trip % = 88%; 60.08 X 0.88 = 52.87 New Peak Hour Peak Direction Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-088; AJones, Stephens; SSA Ag to Com; Rezone Ag to HCD (3.45 acres)\07-R-088 Traffic Analysis Append.doc